

**REGULAR MEETING OF THE  
FRISCO COMMUNITY DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS**

**SENIOR CENTER AT FRISCO SQUARE  
MULTI-PURPOSE ROOM  
6670 MOORE STREET  
FRISCO, TEXAS 75034**

**5:30 P.M.**

**THURSDAY, APRIL 15, 2010**

**MINUTES**

**CALL TO ORDER**

President Hunt Reifschneider called the meeting to order at 5:30 p.m. Board members present included President Hunt Reifschneider, Vice-President Allen Biehl, Treasurer Keith Wright, Secretary Cynthia Hurley, Director Gary Carley, Director Craig Moen and Director Marc Robertson.

City staff present included City Manager George Purefoy, Deputy City Manager Henry Hill, Assistant City Manager Ron Patterson, Public Art Manager Richard Oldham, Director of Parks and Recreation Rick Wieland, Planning and Business Development Manager Dudley Raymond, Assistant Director of Finance Danny Collier, Accountant Charles Gorman and Strategic Services Manager / Assistant to the City Manager John Eaglen.

Also in attendance was Scott Trent of Richardson, Texas.

**CITIZEN INPUT**

There was no citizen input submitted at the meeting.

**ROUTINE BUSINESS**

1. Consider and act upon approval of the Minutes from the March 18, 2010 Meeting of the Board.

Keith Wright moved to approve the minutes of the March 18, 2010 meeting of the Board. Marc Robertson seconded the motion, and the motion was unanimously approved 7-0.

2. Parks Report.

Planning and Business Development Manager Dudley Raymond provided an overview of current parks projects with the Board. The Board discussion included the following topics: the status of Beavers Bend / Hummingbird Park construction, the status of B.F. Phillips Community Park Phase 2 construction, drainage issues at Warren Sports Complex, trash can placement at the College Parkway Trail and the status of the Legacy Drive slope failure and the status of the hike and bike trail adjacent to Legacy Drive. Deputy City Manager Henry Hill provided the Board with a status update on the Legacy Drive slope failure.

3. Financial and Budgetary Update.

Assistant Director of Finance Danny Collier provided the Board with a financial report for March 2010 and the status of February 2010 sales tax collections. The Board discussion included trends in sales tax for the City, County and State. Accountant Charles Gorman provided an announcement that local retailer Luke's Locker has agreed to donate all of the shoes that cannot be sold to Frisco Family Services for re-sale; if the shoes cannot be sold by Frisco Family Services they can be melted down and be used as material in trail surfaces. Mr. Gorman added that 200-250 pairs of shoes would be sent to Frisco Family Services each month.

**REGULAR AGENDA**

4. Consider and act upon approval of a Lease Agreement by and between the City of Frisco and Scott Trent for the Weir Property residence.

Deputy City Manager Henry Hill provided an overview summary of this agenda item. Public Art Manager Richard Oldham introduced Mr. Scott Trent of Richardson, Texas and provided an overview of the proposed Lease Agreement with Mr. Trent for the Weir Property residence and the potential contributions of Mr. Trent to the Public Art Program. Mr. Trent introduced himself to the Board and provided an overview of his experience with the Henderson Art Project in Dallas and how this experience could be applied in the City of Frisco. The Board discussion included if there would be any fees charged for art programming at the Weir Property, the development of public art for Warren Sports Complex, Mr. Trent's vision for his use

of the Weir Property, if any improvements were necessary to the barn on the property, if there would be improvements necessary to Weir Property as required by the Americans with Disabilities Act (ADA), a discussion of how the Lease Agreement would be extended, how long does Mr. Trent envision staying at the residence, and if improvements to the entry road to the property are required.

Allen Biehl moved to approve the Lease Agreement by and between the City of Frisco and Scott Trent for the Weir Property residence. Cynthia Hurley seconded the motion, and the motion was unanimously approved 7-0.

5. Consider and act upon adoption of Amendment Number One (establishing a Guaranteed Maximum Price (GMP)) to the Construction Manager at Risk Agreement by and between the City of Frisco and Balfour-Beatty Construction, LLC for the renovation of the CDC Building.

Assistant City Manager Ron Patterson reviewed the proposed renovations to the CDC Building with the Board and presented the details of the proposed Amendment Number One with the current status of the project budget. The Board discussion included the questions regarding if the City bond funds could be used to supplement the project budget, how the ownership of the building would be affected by the use of City bond funds on the project, questions about particular design proposals for the renovations, use of a window and counter at the concession area and the projected completion of the proposed renovations.

Allen Biehl moved to approve the proposed Amendment Number One to the Construction Manager at Risk Agreement by and between the City of Frisco and Balfour-Beatty Construction, LLC for the renovation of the CDC Building. Keith Wright seconded the motion, and the motion was unanimously approved 7-0.

Hunt Reifschneider asked if due to time considerations for the upcoming Joint Board of Directors / Parks and Recreation Board meeting if the other agenda items needed to be tabled. Deputy City Manager Henry Hill confirmed the need to table the remaining agenda items and added that City Manager George Purefoy had to leave the meeting unexpectedly and suggested that the agenda item regarding property acquisition could be tabled and a special meeting called to address this particular agenda item. After discussion the Board directed City staff to schedule a Special Board of Directors Meeting for Monday, April 19, 2010 at 6:30 p.m. to discuss the property acquisition agenda item.

Craig Moen moved to table agenda item number 6, agenda item number 7, agenda item number 8, agenda item number 9 and agenda item number 10. Marc Robertson seconded the motion, and the motion was unanimously approved 7-0.

6. Discuss and give staff direction on naming alternatives for the CDC Building.

This agenda item was tabled.

7. Discussion regarding the development of a maintenance and operations plan for the CDC Building.

This agenda item was tabled.

8. Discussion regarding alternatives for ticket pricing for the future activities within the CDC Building.

This agenda item was tabled.

9. Discussion regarding future agenda items.

This agenda item was tabled.

10. Discuss and give staff direction on property acquisition.

This agenda item was tabled.

**CLOSED SESSION**

11. Recess into Closed Session in compliance with Section 551.001 et. seq. Texas Government Code, to wit:

A. Section 551.072. To deliberate the purchase, exchange, lease or value of real property located:

i. South of US 380, North of The Colony city limits and North of SH 121, East of FM 423, and West of Hillcrest Road.

B. Section 551.087. Deliberation regarding commercial or financial information that the City has received from a business prospect and to deliberate the offer or other incentives to a business prospect.

The Board of Directors did not go into closed session.

12. Reconvene into Regular Session and take any other action necessary as a result of the Closed Session.

### **ADJOURN**

Gary Carley motioned to adjourn. Allen Biehl seconded the motion, and the motion was unanimously approved 7-0. The meeting was adjourned at 7:10 p.m.

### **ATTEST:**

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Hunt Reifschneider  
President

*Approved/signed minutes are available at <http://www.sire.friscotexas.gov/sirepub/docs.aspx>*